
Planning Committee

MINUTES of the Meeting held in the Council Chamber, Swale House, East Street, Sittingbourne, ME10 3HT on Thursday, 9 November 2023 from 7.00 pm - 10.07 pm.

PRESENT: Councillors Mike Baldock (Chair), Simon Clark, Kieran Golding, Mike Henderson, James Hunt, Elliott Jayes (Vice-Chair), Peter Marchington, Claire Martin, Charlie Miller, Julien Speed, Paul Stephen, Terry Thompson, Angie Valls, Karen Watson and Tony Winckless.

PRESENT (VIRTUALLY): Councillors James Hall.

OFFICERS PRESENT: William Allwood, Billy Attaway, Andy Byrne, Paul Gregory, Megan Harris, Joanne Johnson and Ceri Williams.

OFFICERS PRESENT (VIRTUALLY): Philippa Davies and Simon Dunn-Lwin.

ALSO IN ATTENDANCE: Councillors Shelley Cheesman, Alastair Gould and Peter Macdonald.

ALSO IN ATTENDANCE (VIRTUALLY): Councillors Ann Cavanagh and Dolley Wooster.

APOLOGY: Councillors Andy Booth.

393 **Emergency Evacuation Procedure**

The Chair outlined the emergency evacuation procedure.

394 **Minutes**

The Minutes of the Meeting held on 12 October 2023 (Minute Nos. 353 – 355) were taken as read, approved and signed by the Chair as a correct record.

395 **Declarations of Interest**

No interests were declared.

396 **Deferred Item 1 - 23/500263/REM - Land at Wises Lane, Borden**

Reports shown in previous Minutes as being deferred from that Meeting.

DEF ITEM 1 REFERENCE NO 23/500263/REM		
APPLICATION PROPOSAL		
Approval of Reserved Matters for Scale, Appearance, Landscaping, Layout being sought for the Sittingbourne Rugby Club and Community Hub including, 2 x RFU compliant rugby pitches and associated parking, pursuant to application 17/505711/HYBRID		
ADDRESS Land at Wises Lane Borden Kent ME10 1GD		
WARD Borden and Grove	PARISH/TOWN COUNCIL	APPLICANT Quinn Estates

Park	Borden	AGENT None
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The Planning Consultant introduced the application as set out in the report.

Roger Down, President of Sittingbourne Rugby Club, spoke in support of the application.

Gaynor Aspin, a member of Borden Residents Against Development (BRAD), spoke against the application.

The Chair moved the officer recommendation to approve the application, and this was seconded by Councillor James Hunt.

The Chair invited Members to make comments and points raised included:

- The widening of Cryalls Lane, Sittingbourne, was still a concern and asked for an update;
- the Environmental Health Officers (EHO) had not visited the site in person to consider the impact of the lighting on the nature reserve;
- asked if the floodlights in the car park were covered on this application?;
- did not understand why Kent County Council (KCC) Highways and Transportation considered that Cryalls Lane, Sittingbourne was appropriate for the site entrance and not Wises Lane, Sittingbourne;
- the coach and lorry turning point in the car park was too tight;
- noted that there was only one coach parking space;
- could a no-right turn be installed at the exit of the site to prevent vehicles from going down narrow rural lanes?;
- pleased that the original concerns had been addressed;
- good to see the amount of proposed biodiversity;
- was the widening of the road happening before or after the works on the site began?;
- could an extra condition be imposed to prevent the lightening from facing the nature reserve?; and
- concerned about the impact this development could have on the nature reserve as it was very close.

The Planning Consultant responded to points members raised and explained that the current application was only proposing the widening of Cryalls Lane from the entrance to the site and Wises Lane. He added that proposals in future phases of the Wises Lane development would propose further widening of Cryalls Lane, but that would be for Committee to consider at future committee meetings. The Planning Consultant responded to the flood lights in the car park and explained to Members that an External Lighting Strategy only included the car parking areas and it was KCC Ecology’s opinion that the light impact would be minimal on the nature reserve. He added that the external lights on site could not be installed until a full assessment had taken place which would ensure that the external lighting scheme would not face or impact on the nature reserve.

In response to the no-right turn condition, the Development Manager said that members needed to consider that this was just an application for reserved matters, and the section 106 agreement which would normally include road traffic orders, had already been agreed at the outline stage. She added that a condition relating to the widening of the road could be imposed so that the widening occurred before the use started on the site.

Councillor James Hunt proposed that delegated authority be given to the officers to find a suitably worded condition, requiring the access to be widened before any use of the development took place. This was seconded by the Chair and on being put to the vote agreed by members.

Resolved:

(1) That application 23/500263/REM be approved subject to conditions (1) to (11) in the report, and that delegated authority be given to officers to find a suitably worded condition requiring the access to be widened before use of the development took place.

397 **Deferred Item 2 - 23/501017/FULL - Land West of Barton Hill Drive, Minster**

DEF ITEM 2 REFERENCE NO 23/501017/FULL		
APPLICATION PROPOSAL		
Erection of a three storey 66no. bed care home for older people (Use Class C2) with associated access, parking and landscaping and ancillary facilities.		
ADDRESS Land West of Barton Hill Drive, Minster-on-sea, Kent, ME12 3LZ		
WARD	PARISH/TOWN	APPLICANT LNT Care
Queenborough & Halfway	COUNCIL Minster-on-sea	Developments
		AGENT LNT Construction

The Interim Major Team Lead introduced the application as set out in the report.

Parish Councillor Peter MacDonald, representing Minster Parish Council, spoke against the application.

Jo Kemp, the agent, spoke in support of the application.

A visiting ward member spoke against the application.

The Chair moved the officer recommendation to approve the application, and this was seconded by Councillor James Hunt.

The Chair invited members to make comments which included:

- Pleased that the developer had listened to the committee concerns and worked with officers to improve the design;
- it was good to see that the design included materials that matched the surrounding area;
- the size was a concern but a nursing home was needed in the area;
- the location of the site made it easy for relatives to visit family members in the care home; and
- the committee and officers had worked hard on designing a good development for the area.

Resolved:

(2) That application 23/501017/FULL be approved subject to conditions (1) to (19) in the report.

Part 2

Applications for which **PERMISSION** is recommended.

398 2.1 - 23/502301/FULL- 172 Scarborough Drive, Minster

2.1 REFERENCE NO – 23/502301/FULL		
PROPOSAL Demolition of existing dwelling and double garage. Erection of 2no. detached dwellings with garages and parking spaces.		
SITE LOCATION 172 Scarborough Drive Private Street Minster-on-sea Sheerness Kent ME12 2LR		
WARD Minster Cliffs	PARISH/TOWN COUNCIL Minster-on-sea	APPLICANT Mr N Shaw AGENT IMAC Designs

The Planning Officer introduced the application as set out in the report.

Parish Councillor Peter MacDonald, representing Minster Parish Council, spoke against the application.

John Collins, the agent, spoke in support of the application.

A visiting ward member spoke against the application.

The Chair moved the officer recommendation to approve the application, and this was seconded by Councillor Tony Winckless.

The Chair invited Members to make comments which included:

- That there were different sized properties in Scarborough Drive, Minster;
- the borough needed more affordable bungalows for the elderly; and
- the development was a good use of the site.

Resolved: That application 23/502301/FULL be approved subject to conditions (1) to (14) in the report.

399 2.2 - 23/503705/ADV - Railway Hotel Preston Street, Faversham

2.2 REFERENCE NO – 23/503705/ADV		
PROPOSAL Advertisement consent for 1no. non-illuminated double sided map totem.		
SITE LOCATION Railway Hotel Preston Street Faversham Kent ME13 8PE		
WARD Abbey	PARISH/TOWN	APPLICANT Mrs Eva

	COUNCIL Faversham Town	Harris AGENT Momentum Wayshowing
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The Area Planning Team Leader introduced the application as set out in the report.

The Chair moved the officer recommendation to approve the application, and this was seconded by the Vice-Chair.

Resolved: That application 23/503705/ADV be approved subject to conditions (1) to (7) in the report.

400 **2.3 - 23/502412/FULL - 6 Wallbridge Lane, Upchurch**

2.3 REFERENCE NO – 23/502412/FULL		
PROPOSAL Demolition of existing dwelling and erection of a replacement two storey dwelling.		
SITE LOCATION 6 Wallbridge Lane Upchurch Kent ME8 7XH		
WARD Hartlip, Newington and Upchurch	PARISH/TOWN COUNCIL Upchurch	APPLICANT Le Antony Davis AGENT Architechnology Design

The Area Planning Officer introduced the application as set out in the report.

Parish Councillor Gary Rosewell, representing Upchurch Parish Council, spoke against the application.

The Chair moved the officer recommendation to approve the application, and this was seconded by the Vice-Chair.

Resolved: That application 23/502412/FULL be approved subject to conditions (1) to (12) in the report.

401 **2.4 - 22/505369/FULL - Former RAF Mast Courtenay Road, Dunkirk**

2.4 REFERENCE NO – 22/505369/FULL		
PROPOSAL Proposed removal of containers and brick toilet and erection of data storage facility building with associated off street parking		
SITE LOCATION Former RAF Mast Site Courtenay Road Dunkirk Kent ME13 9LH		
WARD Boughton and	PARISH/TOWN	APPLICANT Mr A Hanton

Courtenay	COUNCIL Dunkirk	AGENT Origin Power Services Limited
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The Area Planning Team Leader introduced the application as set out in the report. The Area Planning Team Leader referred to the planning history of the site. He referred to the three staged approach outlined in conditions (18), (19), and (20) of the application in relation to noise.

Parish Councillor Jeff Tutt, representing Dunkirk Parish Council, spoke against the application.

A visiting ward member spoke against the application.

The Chair moved the officer recommendation to approve the application, and this was seconded by Councillor James Hunt.

The Chair invited Members to make comments, which included:

- Thought that having a permanent building rather than a portacabin looked better;
- it was not right that after completing the building that it could remain dormant for a number of months until it was noise compliant;
- the conditions that officers had proposed were very tight; and
- the applicant could do more to create a more sustainable build such as, solar panels and battery powered generators.

The Area Planning Team Leader responded to say that condition (25) had already met policy requirements for this sized development in terms of sustainable construction. If members felt that additional requirements were needed, they would need to be specific as to what the applicant would need to install. In response to the battery generator, the Area Planning Team Leader said that this was something that could be added to condition (18).

Councillor Terry Thompson proposed that condition (18) be amended to include a battery operated back-up generator in case the site lost power and that the provision of solar panels was added to condition (25). This was seconded by Councillor Simon Clark and on being put to the vote agreed by members.

Resolved: That application 22/505369/FULL be approved subject to conditions (1) to (25) in the report and the amended wording to conditions (18) and (25) as minuted.

402 **3.1 - 22/505646/OUT - Land at Ufton Court Farm, Tunstall**

3.1 REFERENCE NO – 22/505646/OUT
PROPOSAL Outline application with access being sought for the erection of up to 290no. dwellings, the formation of a new means of access onto Minterne Avenue, new footpaths and cycle routes, the creation of new surface water drainage, new landscaping and habitat creation, ground works and other infrastructure.
SITE LOCATION

Land at Ufton Court Farm, Tunstall		
WARD West Downs	PARISH/TOWN COUNCIL Tunstall and Borden	APPLICANT Hallam Land Management Ltd AGENT LRM Planning Ltd.

The Planning Consultant introduced the application as set out in the report.

Kate Coventry, the agent, spoke in support of the application.

A visiting ward member spoke against the application.

The Chair moved the officer recommendation to refuse the application, and this was seconded by the Vice-Chair.

The Chair invited members to make comments, which included:

- The officers had not considered all the mitigating factors for refusal;
- the proposed two new roundabouts were being installed at junctions that were already at capacity;
- the access to the site was dangerous as it was close to three schools;
- parking in the area was a problem because of the schools traffic;
- there were no bus services in the area;
- lack of healthcare provision to accommodate more housing;
- there would be a social impact on the residents who had an allotment, who would have to travel further to get to their allotments if Riddles Road, Sittingbourne was closed;
- would be asking residents to drive further which would negatively impact the environment;
- the developer had not engaged with local Councillors and Parish Councils; and
- could the social impact of the closure of Riddles Road, Sittingbourne be added as a reason for refusal?

The Development Manager responded to the social impact of the closure of Riddles Road and said that this would be a difficult condition to evidence as KCC Highways and Transportation had no objections to the closure of the road. She added that it would be difficult to defend the application on those grounds at any subsequent appeal.

The Vice-Chair proposed that delegated authority be given to the officers to find the relevant National Planning Policy Framework (NPPF) paragraph, in consultation with ward members, and the appropriate wording for the social impact the development would have on residents as an extra reason for refusal. This was seconded by the Chair but on being put to the vote the motion was lost.

Resolved: That application 22/505646/OUT be refused for the reason set out in the report.

403 **Part 5 applications**

PART 5

Decisions by County Council and Secretary of State, reported for information.

- **Item 5.1 – Land at School Lane Newington**

APPEAL ALLOWED

AGAINST OFFICER RECOMMENDATION

A member was disappointed of the outcome.

- **Item 5.2 – Land Adj Checkmate New Road Sheerness**

APPEAL DISMISSED

DELEGATED REFUSAL

- **Item 5.3 – Telegraph Pole Lower Road Faversham**

APPEAL DISMISSED

DELEGATED REFUSAL

- **Item 5.4 – Land to east of Lynsted Land Lynsted**

APPEAL ALLOWED

AGAINST OFFICER RECOMMENDATION

A member commented that this was a poor decision from the inspector and that they had not properly considered the highways report or the impact it would have on the local area. The member added that this application conflicted with the Councils policies in the local plan.

- **Item 5.5 – Land Adj The Coach House Chalkwell Road Sittingbourne**

APPEAL DISMISSED

DELEGATED REFUSAL

- **Item 5.6 – Oast View Track to Kingsdown Church Kingsdown**

APPEAL DISMISSED

DELEGATED REFUSAL

- **Item 5.7 – 4 The Retreat The Street Doddington**

APPEAL DISMISSED

DELEGATED REFUSAL

404 **Adjournment of Meeting**

The meeting was adjourned from 7.41 pm until 7.45 pm and 8.40 pm until 8.50 pm.

405 **Extension of Standing Orders**

At 10 pm, Members agreed to the suspension of Standing Orders in order that the Committee could complete its business.

Chair

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All minutes are draft until agreed at the next meeting of the Committee/Panel